

Portable Pre-Fabricated Metal Storage Buildings

What are the requirements for portable, pre-fabricated metal storage buildings?

The building may only be used as a livestock shelter, private storage or parking/sheltering private vehicles, and cannot be used for any other purpose.

The structure must:

- be portable
- be detached and at least six feet away from any other structures including the home it serves
- have no more than three enclosed sides and be totally open on at least one side
- be no more than 400 square feet in floor area
- have no utilities connected to it
- be removed if the use ceases or be made permanent per the applicable building codes

NOTES:

- ❖ *If the portable structure is 200 square feet or less, no building permit is required.*
- ❖ *Whether or not a permit is needed, you must check with the Planning Division at 970-498-7679 for Land Use requirements like setbacks, lot coverage and floodplains.*
- ❖ *For any structure that is not portable, exceeds 400 square feet in area, or otherwise does not meet these guidelines, a full set of plans must be submitted for a building permit.*
- ❖ *See a building permit technician for more information.*



Is a building permit required?

Yes, a building permit must be obtained if the structure exceeds 200 sq. ft in floor area.

A plot plan (drawn to scale, 3 copies) must be submitted indicating all potential locations of the portable structure, all other structures on the property, roads, easements, and water courses. (see [plot plan handout](#))

Structural plans are not required, but a stamped letter must be provided from the manufacturer's engineer stating that the structure meets the wind and snow loads of the site and complies with the Larimer County Building Code. The letter must also contain instructions for anchoring the structure to resist wind.

An initial inspection will be conducted for tie-downs and setbacks. A condition of the permit will be that the tie down and setback standards are met each time the structure is moved.

For an inspection, call 970-498-7697 or visit <https://onlineportal.larimer.org>

